

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING - JANUARY 20, 2000**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

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PRESENT:

**Chairman:** Craig H. Zetley (*voting on items 1-87*)

**Members:** Scott R. Winkler (*voting on items 1-87*)  
Catherine M. Doyle (*voting on items 1-73*)  
Roy B. Nabors (*voting on items 1-87*)

**Alt. Board Members:** Georgia M. Cameron (*voting on items 75-87*)  
Donald Jackson (*voting on items 1-87*)

ABSENT: Henry Szymanski (*excused*)

START TIME: 2:10 p.m.

END TIME: 5:55 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	22598 Appeal of an Order	The Salvation Army, Inc. Major James Frye, Lessee  Request to appeal an order by the Department of Neighborhood Services.	3120-28 W. Wisconsin Av. 4th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the direction of the Chair to allow the Department of Neighborhood Services to prepare a written summary and status of the order that was written against the petitioner.	
2	22004 Resubmission Request	Liduina Estremera Pueblo Food Market, Property Owner  Request to resubmit an application for a variance to park a commercial vehicle in this district.	2029 N. Holton St. 6th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the request for a rehearing to allow a commercial vehicle to be parked on the premises. Seconded by Donald Jackson.	
	Vote:	3 Ayes, 1 Nays, 1 - C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
3	22220 Special Use	Roberson Family Day Care, Inc. Margaret Roberson, Property Owner  Request to build a 59'x64' addition to the existing day care facility and expand capacity to 214 children.	6260 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the petitioner and will be rescheduled at the next available hearing date.	
4	22746 Change of Operator	Mt. Zion Assembly of The Apost Property Owner  Request for a change of operator to continue to occypy the premises as a day care center.	4240 N. Green Bay Av. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the change of operator. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
5	22375 Dimensional Variance	Jerome P. Hempe Property Owner  Request to construct a detached garage on the premises.	5320 N. 63rd St. 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
6	22427 Special Use	Agape Love Deliverance Church Prospective Buyer  Request to occupy the premises as a church, bible college, and food pantry.	1300 E. Locust St. 3rd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
7	21791 Special Use	Katz Properties, Inc. Daniel J. Katz, Property Owner	2533-35 N. Lake Dr. 3rd Dist.
		Request to convert an existing duplex into a rooming house.	
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
8	22764 Extension of Time	Ivory Tusk, LLC William Orenstein, Property Owner	101 W. Wisconsin Av. 4th Dist.
		Request for an extension of time to comply with the conditions of the decision.	
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the extension of time. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
9	22130 Special Use	Allright Parking of Milwaukee, Eric Dahl, Lessee	810 W. Juneau Av. 4th Dist.
		Request to occupy the premises as a parking lot.	
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
10	22567 Special Use	George G. Singleton The Word of Faith Church, Lessee	8302 W. Lisbon Av. 5th Dist.
		Request to occupy the premises as a church.	
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

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11	22006 Dimensional Variance	Reformation Church of Holiness Elder Henry Kilpatrick, Property Owner  Request to occupy premises as a church without the required number of parking spaces.	2979 N. 21st St. 7th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
12	22583 Special Use	Great Lakes Lube, L.L.C. Robert Carlisle, Prospective Buyer  Request for a change of operator to continue occupying the premises as a motor vehicle repair facility.	7028 W. Capitol Dr. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the change of operator. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
13	22127 Use Variance	Leonardo Perez & David C.Frank La Cabana, Lessee  Request to occupy the premises as a type "A" restaurant.	2001 W. Lincoln Av. A/K/A 2003 W. Lincoln Av. 8th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
14	22311 Variance	6800 N. Teutonia Corp. Jean Knuth and Jim Birke, Property Owner  Request to construct a handicap ramp located in the front of the dwelling unit.	3505 W. Kiley Av. 9th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

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15	22464 Special Use	Gordon's Silver Spring Amoco, Gordon's Car Care, Lessee  Request to operate a motor vehicle repair center, sell used motor vehicles, and rent trucks and moving supplies.	7016 N. 76th St. 9th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
16	22511 Special Use	Swaran Singh Multani and Balvi Citgo, Lessee  Request to occupy the premises as a motor vehicle pumping station and convenience store.	6330 W. Silver Spring Dr. 9th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
17	22486 Variance	Lavon Hazel Lagrone  Request to construct an addition to the existing Type "A" restaurant without the required number of parking spaces.	3879 N. Teutonia Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing.	
18	22756 Change of Operator	Parminder Singh Jeff's Chicken & Fish, Lessee  Request for a change of operator to continue occupying the premises as a type "B" restaurant with a drive-thru facility.	4934 W. Fond du Lac Av. A/K/A 4920 W. Fond du Lac Av. 10th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the change of operator. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

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19	22294 Special Use	Ricardo Hidalgo La Michoacana, Lessee  Request to occupy the premise as a wholesale trade facility.	1202 W. Lincoln Av. A/K/A 1200-08 W. Lincoln 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner	
20	22545 Special Use	Nationwide Detailing and Car S Leroy Spinks, Lessee  Request to occupy the premises as a hand car wash.	1825 S. Kinnickinnic Av. 12th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
21	22202 Use Variance	Walfrid A. Friedman Property Owner  Request to construct 11 single family houses & 5 duplexes.	236 S. Water St. 12th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
22	22582 Extension of Time	Diana David & Todd Smith The Keller Winery House, Property Owner  Request for an extension of time to comply with conditions of a prior case.	318-24 E. Deer Pl. 14th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the extension of time. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

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23	22268 Special Use	Autosports International Daniel Zielinski, Lessee  Request to occupy a portion of the premise for the sale of used motor vehicles.	8661 N. 107th St. 15th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing.	
24	22180 Special Use	David Haas Hasenfratz' Plaza Deli, Property Owner  Request to occupy premises as a type "B" restaurant.	5706 W. North Av. A/K/A 5700-08 W. North 16th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
25	22521 Special Use	A. Michael O'Gorman O'Gorman's Service, Property Owner  Request to occupy the premises for motor vehicle repair.	5128 W. Bluemound Rd. 16th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
26	22200 Special Use	Victory Mission Baptist Church Rev. E L Thomas or Dec. Eugene, Lessee  Request to occupy the premises as a church.	2663 N. Teutonia Av. A/K/A 2661 N. Teutonia 17th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

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27	22591 Special Use	Patricia Brown Young & Gifted Teaching Center,  Request to occupy the premises as a day care center for 40 children, ages 6wks-13yrs, from 6am-6pm.	4421 W. North Av. 17th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
28	22274 Use Variance	City of Milwaukee Housing Authority Rocky Marcoux, Property Owner  Request to construct additions to existing multi-family units and upgrade mechanical systems.	4435 W. Marion St. 1st Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
29	22555 Use Variance	Tonia Harmon-Noblin Mini Market, Lessee  Request to occupy the premises as a grocery store.	4979 N. 49th St. 1st Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
30	22586 Special Use	Steven B. Wilson Lessee  Request to occupy the premises as a motor vehicle portering shop.	1021 W. Dakota St. 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	



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31	22731 Dimensional Variance	St. Joseph Child Development Center of St, Property Owner  Request to erect a sign on the premises.	3045 S. 16th St. A/K/A 1600 W. Oklahoma 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
32	22751 Special Use	Jeremiah Ministry, Inc. Linda and William Zick, Property Owner  Request to occupy the premises as a social service facility.	6833 W. Fond du lac Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

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33	22602 Special Use	Gwaltney Evangelistic Associat Liberty Temple Church, Property Owner	6635 W. Capitol Dr. 2nd Dist.
		Request to continue to occupy the premises as a church.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions of the Board in Case No. 20748 are complied with in every respect except as may be amended herein.</p> <p>5. That this Special Use and Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	
34	22629 Dimensional Variance	Geri Gehl Property Owner	7325 W. Lisbon Av. 2nd Dist.
		Request to construct an enclosed front porch on the premises.	
	Action:	Granted	
	Motion:	Roy Nabors Moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the petitioner build in accordance with plans submitted to the Board.</p> <p>4. That this Variance is granted to run with the land.</p>	

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35	21735 Special Use	CPS Parking of Wisconsin, Inc. Lessee  Request to continue occupying premise as a commercial lot.  Action: Granted 1 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a temporary period of one (1) year, commencing with the date hereof.	503 N. Plankinton Av. 4th Dist.
36	22520 Special Use	M. Breidenbach B.P. Amoco  Request to occupy the premises as a motor vehicle pumping station and a car wash.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That all prior conditions of the Board in Case No. 19605 are complied with and maintained except as may be amended herein.  5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	4801 N. 76th St. 5th Dist.

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37	22754 Dimensional Variance	James L. Matthis & Pamela Brown Property Owner  Request to occupy the premises as a single-family residence and to convert the third floor into habitable space.	2227 N. 1st St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
38	22593 Use Variance	Shaukat Ali Chicago's Best Beef-Carryout & Delivery  Request to occupy the premises as a fast food restaurant w/retail sales.	3265 N. Holton St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That if the Department of Neighborhood Services or the Alderwoman's office receives more than five (5) complaints regarding the hours of operation within any given month, that the applicant be required to amend the plan of operation to reflect a 10:00 p.m. closing time.</li> <li>5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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39	22618 Use Variance	La Causa, Inc. David A. Espinoza, Prospective Buyer  Request to use the premises as a parking lot.	1313-19 S. 8th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Department of City Development and the Department of Public Works and will be rescheduled at the next available hearing.	
39	22507 Special Use	Apostolic Tabernacle Church Rev. Paul Prostinak, Property Owner  Request to construct a 50'x 120' addition to the existing church.	4112 W. Burleigh St. 7th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the Department of City Development and will be rescheduled for the next available hearing.	
40	22572 Special Use	Stephanie Y. Ruffin Mother's Helper Day Care, Property Owner  Request to occupy the premises as a day care center for 20 children, infant to 6 yrs., from 6am to 11pm.	4527 W. Center St. 7th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of an interested party.	

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41	22744 Special Use	Liberty Child Care and Development, Inc. Joe Flippin, Property Owner	1801-11 W. Center St. 7th Dist.
		Request to occupy the rear of the premises as a day care center, for 30 children, ages 6 mo. to 12 yrs., 6 a.m. to 11:30 p.m..	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That a loading zone is applied for and maintained on N. 18th St. for use by the day care.</p> <p>5. That the outdoor play area must not be utilized after 7:00 p.m.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
42	22736 Variance	Gary Allen Volkaitis Property Owner	611 S. Layton Av. 8th Dist.
		Request to construct a 2nd floor addition over existing 1st floor and foundation.	
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the petitioner build in accordance with plans submitted.</p> <p>4. That this Variance is granted to run with the land.</p>	

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43	22568 Special Use	Naji Snober Good Hope Furniture, Lessee  Request to occupy the premises as a retail furniture store.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	7234 N. 76th St. 9th Dist.
44	22626 Special Use	Palmer & Associates, LLC Lloyde Palmer, Property Owner  Request to occupy the premises as an office.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That any existing or future signage must be limited to a maximum of 40 square feet.  5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	4911 W. Mill Rd. 9th Dist.

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45	22585 Dimensional Variance	Indus, Inc John Niemann, Lessee  Request to locate ground-mounted equipment with a fence which encroaches 0.6 feet into the street right-of-way.	3151 S. 92nd St. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the fence encroachment into the street right-of-way is removed, as noted on the plan of operation.  5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
46	22621 Dimensional Variance	Kubenik Development Corp. Don Kubenik, Property Owner  Request to construct an eight family apartment on the premises.	8603 W. Oklahoma Av. 11th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the Department of Public Works and will be rescheduled for the next available hearing date.	
47	22559 Use Variance	Milwaukee LGBT Community Center Neil Albrecht, Lessee  Request to occupy the premises as a community center.	170 S. 2nd St. 12th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of an interested party and will be rescheduled at the next available hearing.	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
48	22549 Special Use	South East Investments, Inc. Stop 'n Save, Property Owner	1400 S. 6th St. 12th Dist.
		Request to construct a new gas station & convenience store.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That parking adjacent to the east property line be reduced to a maximum of one (1) stall located immediately adjacent to the building.</li> <li>5. That the site plan is revised to reflect the addition of a pedestrian link to the sidewalk along West Greenfield Ave.</li> <li>6. That sign plans are modified to reflect a monument sign in place of the proposed pylon sign.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
49	22587 Special Use	Iglesia De Dios, M.B. Ramon Crespo, Property Owner  Request to occupy the premises as a church.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.  Conditions of Approval: <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the building façade along West Mitchell Street must be upgraded to be consistent with the rest of the structure.</li> <li>5. That any existing storefront windows along West Mitchell Street must be uncovered, restored to clear glass, and maintained in an attractive manner.</li> <li>6. That the rear parking lot is paved in accordance with City Ordinance.</li> <li>7. That no vehicles are parked on unpaved surfaces.</li> <li>8. That this Special Use and Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	1729 W. Mitchell St. 12th Dist.
50	22779 Special Use	Victory Outreach Rev. Lazarus Rios, Lessee  Request to occupy premises as a church.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.  Conditions of Approval: <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	1724 W. Mitchell St. A/K/A 1724-28 W. Mitchell 12th Dist.

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
51	22581 Special Use	Iglesia de Dios, M.B., Inc. Ramon Crespo, Prospective Buyer  Request to occupy the premises as a social service facility.	1717 W. Mitchell St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the storefront windows must be restored to clear glass and must be maintained in an attractive manner, and,</li> <li>5. That the appellant's plan of operation must be amended to include the hours of operation.</li> <li>6. That the abandoned driveway on W. Mitchell St. is removed, with curb, gutter, and sidewalk restored, as required by City Ordinance.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
52	22482 Special Use	Mirza Fahim Beg, Property Owner  Request to occupy the premises as a gas station and convenience store.	4866 S. 27th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a Special Privilege is applied for and approved by the Common Council of the City of Milwaukee to maintain the existing landscape timbers in the street right-of-way.</li> <li>5. That all prior conditions of the Board in Case No. 20587 are complied with and maintained except as may be amended herein.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
53	22589 Special Use	Valvoline Instant Oil Change, Lessee  Request to occupy the premises as a motor vehicle service station.	3360 S. 27th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the height of the barrier between the site and the rear alley is increased to a minimum height of 2 feet to preclude vehicles from driving over it.</li> <li>5. That all prior conditions of the Board in Case No. 17064 are complied with and maintained except as may be amended herein.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
54	22627 Special Use	TMJ CYGS, LLC Quality Air forwarding, Inc., Property Owner  Request to occupy the premises as an air freight forwarding business.	137 W. Boden St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping is to be installed per s.295-11-4 of the City Code to provide a buffer for the residences to the south.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
55	22752 Dimensional Variance	Tim Dixon Cornerstone Property Develop., Prospective Buyer  Request to convert and occupy the existing building as 11 apartment units.	306-14 E. Lincoln Av. 14th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the existing driveway on S. Austin Street is removed, with curb, gutter, and sidewalk restored, as required by City Ordinance.  5. That a buffer or some other type of physical barrier be installed between any parking stalls on site and the rear alley to preclude parked vehicles from encroaching into the alley.  6. That these Variances are granted to run with the land.	
56	22747 Dimensional Variance	Precision Masonry Company, Inc Jeff Wesolaski, Property Owner  Request to construct a ground sign on the premises without the required setback.	5315 N. Lovers lane Rd. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build according to plans as submitted to the Board.  4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	22590 Special Use	Robert J. Carlisle Valvoline Instant Oil Change, Property Owner  Request to occupy the premises as a motor vehicle service station.	8718 W. Brown Deer Rd. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions of the Board regarding this property are maintained.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
58	22610 Special Use	Tom Collins Lessee  Request to occupy the premises as a used car sales facility.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.  Conditions of Approval: <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That curb, gutter and sidewalk are restored on W. Bluemound Road at the location of all driveways indicated on the site plan to be abandoned, and that no long term parking, repair or display of any vehicles associated with this use occur on any public street, sidewalk or alley.</li> <li>5. Landscaping and screening must meet the intent of s. 295-75 for a motor vehicle sales lot.</li> <li>6. That site illumination must be controlled to prevent glare onto adjacent streets and residences.</li> <li>7. That no disabled or unlicensed vehicles or parts are to be stored outside.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	5813 W. Bluemound Rd. 16th Dist.
59	22732 Special Use	Michael O'Gorman O'Gormans Service Auto Repair, Property Owner  Request to occupy the premises as a motor vehicle repair facility.  Action: Adjourned  Motion: This item has been adjourned at the request of the Alderman and will be rescheduled for the next available hearing date.	540 N. Hawley Rd. 16th Dist.



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
60	22514 Use Variance	Super Six, LLC Gary A. Knopp, Property Owner  Request to occupy the premises as light manufacturing, fabrication, and assembly of custom products.	3806 W. Lisbon Av. 17th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the Alderman and will be rescheduled for the next available hearing date.	
61	22620 Use Variance	Francis Matolengwe Caribbean Cultural Center, Lessee  Request to occupy the premises as a cultural center, restaurant, and tavern.	1243 W. Vliet St. A/K/A 1239-43 W. Vliet St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage must be limited to a maximum of 50 square feet and is to be limited to the sign band above the storefront windows.</li> <li>5. That the security grates covering the storefront windows must be removed.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
62	22749 Dimensional Variance	The City of Milwaukee Police and File Departments  Request to construct the 3rd district police station and data/ communications center.	2333 N. 49th St. A/K/A 2313-27 N. 49th St. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Variance is granted to run with the land.	
63	22607 Special Use	Multicultural Community H.S., Nancy L. Nestler, Property Owner  Request to occupy the premises as a daycare center for 45 children, ages 1wk. to 6yrs, from 6am-6pm.	5174 N. Hopkins St. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That a minimum of 5 parking stalls in the parking lot are specifically reserved and signed for use only by parents for child drop-off and pick-up.  5. That all prior conditions of the Board in Case No. 20728 are complied with and maintained except as may be amended herein.  6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
64	22523 Use Variance	Christ Tabernacle Church of Go James C. Bufford, Property Owner  Request to occupy the premises as a day care center for 23 children, ages 2yrs.- 6yrs., from 6am-6pm.  Action: Granted 5 yrs.  Motion: Catherine M. Doyle moved to grant the appeal. Seconded by Donald Jackson.  Vote: 4 Ayes, 1 Nays - S. Winkler, 0 Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. Provide the operator complies with State commercial code for day cares.  5. Provided there is no parking on unpaved surfaces and a permanent barrier is installed in the rear yard to prevent parking on the grass.  6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	5865 N. 75th St. 2nd Dist.
65	22604 Special Use	Carmen Maldonado and Johnny Ro Property Owner  Request to convert the third floor into habitable space and to occupy the premises as a rooming house.  Action: Denied  Motion: Scott R. Winkler moved to deny the appeal. Seconded by Donald Jackson.  Vote: 4 Ayes, 0 Nays, 1 Abstained.	2833 N. Downer Av. 3rd Dist.

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
66	22612 Dimensional Variance	Michael T. La Londe Property Owner  Request to construct front porch which encroaches into the rear setback area.	1602-06 N. Humboldt Av. 3rd Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Scott R. Winkler.	
	Vote:	3 Ayes, 1 Nays, 1 - C. Zetley Abstained.	
67	22139 Dimensional Variance	Daniel Pauli Property Owner  Request to occupy the existing building as a three-family residence.	2933-35 N. Maryland Av. 3rd Dist.
	Action:	Denied	
	Motion:	Scott R. Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
68	22623 Variance Granted	Milwaukee Co., Dept. of Parks, Keith Kallaberer, Property Owner  Request to occupy a portion of the premises as a banquet room.	910 E. Michigan St. A/K/A 929-31 e. wisconsin 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott R. Winkler moved to grant the appeal. Seconded by Catherine M. Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	22614 Special Use	Social Development Commission Community Relations, Lessee	7803-33 W. Capitol Dr. 5th Dist.
		Request to occupy the premises as a daycare center for 170 children, ages 3-5 yrs., from 7:30am to 4:30 pm.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That ten (10) stalls be specifically designated on site for use by parents for purposes of child transport.</p> <p>5. That one parking stall on site is dedicated for a van transport vehicle.</p> <p>6. That all alley access is eliminated from the parking area by means of some form of raised barrier.</p> <p>7. That no parking, loading, or unloading of any vehicles related to this use occur on W. Capitol Dr. during the A.M. and P.M. peak periods.</p> <p>8. That landscaping and screening be upgraded to meet the intent of s.295-75, including a six (6) foot opaque fence along the alley.</p> <p>9. That the applicant meet with the Capitol West community group, at least quarterly, beginning not later than thirty days from the date hereof to discuss the general operations of the facility. A report of this meeting shall be provided to the alderman for the district in which the special use is located, the Capitol West community group, and any party which registered with the applicant to receive a copy.</p> <p>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
70	22574 Special Use	North Avenue Commerce Center P H&R Block, Property Owner  Request to occupy a portion of the premises as an office.	2349 N. 25th St. A/K/A 2341 N. 25th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
71	22733 Special Use	Waldo Townes Center Street Resale Shop, Lessee  Request to occupy the premises as a second hand sales facility.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.  Conditions of Approval: <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations, including the provision that outdoor storage is not permitted.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no merchandise is displayed on the sidewalk.</li> <li>5. That no customer parking occurs in the rear parking lot as indicated on the site plan.</li> <li>6. That the security grates covering the storefront windows and front door must be removed.</li> <li>7. That the boards covering the storefront windows must be removed and the windows must be restored to clear glass and must be maintained in an attractive manner.</li> <li>8. That the wood paneling on the front on the building should be repainted.</li> <li>9. That signage must not exceed 50 square feet and must be limited to the sign band above the storefront windows.</li> <li>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	3718-20 W. Center St. 7th Dist.
72	22564 Dimensional Variance	Wilbur Dixon Jr. Property Owner  Request add a 5th dwelling unit to existing 4 family unit.  Action: Denied  Motion: Donald Jackson moved to deny the appeal. Seconded by Scott Winkler.  Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	3206 N. 45th St. 7th Dist.

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
73	22425 Special Use	Satwant Singh Kaleka S.K. Petro, Property Owner	1900-08 S. Muskego Av. 8th Dist.
		Request to construct a new motor vehicle pumping station and convenience store.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled for another hearing.	
74	22601 Special Use	Patricia J. Thompson Thompson's Stroke Rehabilitation, Prospective Buyer	4335 W. Fond du lac Av. 11th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the storefront windows must remain as clear glass and must be maintained in an attractive manner.  5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
75	21942 Dimensional Variance	John Rathman Options for Community Growth,, Property Owner  Request to occupy premises as a community living arrangmnt for 4 adults.	7207 W. Morgan Av. 11th Dist.
	Action:	Granted 1 yr.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Variance is granted for a period of one (1) year, commencing with the date hereof.	
76	22618 Use Variance	La Causa, Inc. David A. Espinoza;Prospective Buyer  Request to use the premises as a parking lot.	1313-19 S. 8th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Department of City Development and the Department of Public Works and will be rescheduled at the next available hearing.	
77	22619 Use Variance	La Causa, Inc. David A. Espinoza, Property Owner  Request to construct a parking lot on the premises.	1412-14 S. 8th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Department of City Development and the Department of Public Works and will be rescheduled at the next available hearing.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
78	22330 Special Use	La Causa, Inc. David A. Espinoza;Property Owner	804-08 W. Greenfield Av. 12th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Department of City Development and the Department of Public Works and will be rescheduled at the next available hearing.	
79	22092 Special Use	La Causa, Inc. Nedda Lopez;Property Owner	809 W. Greenfield Av. 12th Dist.
		Request to occupy premises as a day care for 325 children 3 mon. to 12 yrs, 24 hours per day.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Department of City Development and the Department of Public Works and will be rescheduled at the next available hearing.	
80	22735 Special Use	La Causa, Inc. Chris Martinez, Property Owner	1643-87 S. 2nd St. 12th Dist.
		Request to occupy the premises as a multi-use building.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Department of City Development and the Department of Public Works and will be rescheduled at the next available hearing.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
81	22625 Special Use	Rev. William & Corina Gotay Assembly of Pentecostal Church, Prospective Buyer  Request to occupy the premises as a church.	2335 S. 13th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That all parking stalls in the parking lot on site are delineated with permanent pavement markings.  5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
82	22525 Dimensional Variance	Victor Lebedinsky Property Owner  Request to convert the existing 3-family dwelling unit into a 4-family dwelling unit.	901 S. 18th St. 12th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the request. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
83	22594 Special Use	Greg Lindner Lindner Logistics, LLC, Prospective Buyer  Request to construct a one story addition to the south of existing freight facility.	6055 S. 6th St. 13th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of time commencing with the date hereof and expiring January 27, 2009.	
84	22460 Use Variance	John Latinovich Property Owner  Request to convert the existing single-family residence into a two-family residence.	2342 W. Grange Av. 13th Dist.
	Action:	Denied	
	Motion:	Roy Nabors moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
85	22109 Special Use	The Salvation Army Major Ronald G. Larsen, Property Owner  Request to continue to occupy the premises for the sale of second hand merchandise.	2254-64 S. Kinnickinnic Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the Chair to allow the Department of Neighborhood Services to conduct further inspections.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
86	22360 Use Variance	Larry Richter Property Owner  Request to continue occupying the premises as a contractors yard.	3142 S. 13th St. 14th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the Chair to allow the Department of Neighborhood Services to conduct further inspections.	
87	22550 Use Variance	3 S of Milwaukee, Inc. Steven S. Salaja, Property Owner  Request to construct a parking lot and volleyball court on the premises to be used in conjunction with the existing tavern.	5826 W. St Paul Av. 16th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the applicant and will be rescheduled at the next available hearing date.	

#### **Other Business:**

Board member Winkler moved to approve the minutes of the Decvember 16, 1999 meeting. Seconded by Board member Nabors. Unanimously approved.

The Board set the next meeting for February 10, 2000.

Board member Scott Winkler moved to adjourn the meeting at 5:50 p.m.. Seconded by Board member Donald Jackson. Unanimously approved.

#### **BOARD OF ZONING APPEALS**

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Secretary of the Board